

TOWN OF UNDERHILL, VERMONT

Article V, Section 5.4 – Conditional Use Review Standards
Findings ChecklistDocket #: DRB-17-16 Property ID: PR025 Hearing Date: 12/04/2017Applicant/Consultant: Peter K Duval

Check the zoning district(s) in which the proposed use will occur:

<input type="checkbox"/> Underhill Flats Village Center	<input type="checkbox"/> Rural Residential	<input checked="" type="checkbox"/> Water Conservation
<input type="checkbox"/> Scenic Preservation	<input type="checkbox"/> Soil & Water Conservation	

The following standards are excerpted from Article V, Section 5.4 of the Unified Land Use and Development Regulations. For full standards, refer to the complete regulations document.

Applicant(s) shall submit proposed findings of fact for each of the relevant standards below as part of the application for conditional use review. Proposed findings shall address how the proposed development relates to each portion of the standard.

RequiredSubmitted**Section 5.4(B) General Standards****(1) Capacity of existing or planned community services or facilities.**

Indicate how the proposed conditional use affects the demand for community services and facilities.

With on-site water supply and on-site wastewater disposal, the project causes no increase in demand for these utility services. Systems will be replaced or updated to current standards and permitted VT DEC with enough capacity to meet the needs of the proposed uses.

The electrical systems of the buildings will reduce demand and generate electricity.

Within walking distance of an elementary school, the project may attract families with children, who would likely attend Chittenden East Supervisory Union schools, which has ample capacity for new students.

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<u>Required</u>	<u>Submitted</u>	<u>Section 5.4(B) General Standards Cont'd</u>
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(2) Character of the area affected.

Indicate how the proposed conditional use relates to the character of the area in terms of location, scale, type, density, and intensity. Include any mitigation measures that will be utilized to avoid undue adverse impacts to the character of the area.

The immediate vicinity is characterized by village and woods, laced with trails. The proposed trail, connecting Pine Ridge Road with Browns River, reinforces the walkability of the area.

Residents will be able to walk to nearby destinations in Underhill Center, including a store, post office, town office, school and park.

By reusing an existing building and site, and continuing the predominately residential use, there will be little change in the site beyond the limits of construction. Trees will be retained to the greatest extent possible, and new tree species planted.

A three-unit building occupies a much smaller, and constrained, adjacent lot (PV015). Other nearby lots are even smaller and more densely developed.

"Character of the Area" is a specific term in the ULUDR, tightly "defined by zoning district purpose statements and clearly-stated goals, policies and objectives of the Underhill Town Plan that are specific to that area and/or the physical circumstances of development" (ULUDR+)

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(3) Traffic on roads and highways in the vicinity.

Specify the projected impact of traffic resulting from the proposed conditional use. Include the impacts to the condition, capacity, safety, efficiency and use of existing and planned roads, bridges, intersections and associated highway infrastructure in the vicinity.

With two additional units, the project would add an estimated three cars. This is a negligible increase.

Located within walking distance of town hall, post office, parks and a store, and biking distance to a supermarket, library, commuter bus line, and other services, it is likely that many trips generated from the building will be on foot or by bicycle. It would be reasonable for someone live there without owning a car.

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<u>Required</u>	<u>Submitted</u>	<u>Section 5.4(B) General Standards Cont'd</u>
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(4) Bylaws in effect.

Indicate how the proposed conditional use complies with all municipal bylaws and ordinances.

The proposed conditional use of a residential building with home occupations is consistent with current bylaws and regulations. The buildings are planned to meet the dimensional requirements of the Water Conservation District. A wastewater system sufficient to handle the needs of the proposed uses will be designed, permitted and installed in a manner consistent with local and state regulations.

Consistent with the Road, Driveway and Trail Ordinance (RDTO), the driveway will meet geometric standards, including minimum curve radius of 35' and maximum grade of 10%.

Intersection sight distance (335' @ 30mph, Standard B-71) east of the driveway apron is obscured by a low bank and vegetation, but is otherwise excellent. The B-71 Standard can be met with some trimming and regrading.

As the driveway is relatively short, intentionally designed to discourage vehicle use, and ends at a single residential building, the applicant is requesting to construct the minimum traveled surface width of 12'. An approximately 48'x60' turnaround exceeds the UVED minimum.

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(5) Utilization of renewable energy resources.

Demonstrate how the proposed conditional use will not interfere with the sustainable use of renewable energy resources, including access to, or the direct use or future availability of such resources.

The buildings will be setback from property boundary lines by at least 25 feet on all sides. The buildings are lower than the surrounding tree canopy and hillsides. Solar access will not be interfered with by the buildings.